

ACTION REQUEST FORM

DATE: March 26, 2008
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Text Amendment proposed by City
County Planning Board staff

SUMMARY OF INFORMATION:

Zoning Text Amendment proposed by City County Planning Board staff to
amend various sections of the *Unified Development Ordinances* to provide non-
substantive changes and clarifications throughout the ordinance (UDO-185).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

STAFF REPORT

DOCKET # UDO-185

STAFF: [Kirk Ericson](#)

REQUEST

This UDO text amendment is proposed by City-County Planning Board staff to amend various sections of the *Unified Development Ordinances*. The purpose of this amendment is to make non-substantive changes and corrections to errors, omissions, or ambiguities in the ordinance discovered by Planning and Inspections staff during the past year.

BACKGROUND

Since the adoption of the UDO, several clean-up text amendments have been presented to the Planning Board. These amendments address conflicts or practical difficulties discovered by City-County staff through daily use of the ordinance. The changes in this text amendment have been collected over the past year with the intent of being presented as one unified text amendment. These modifications do not substantively change the ordinance, but improve its clarity and remove conflicting or outdated regulatory language.

ANALYSIS

This text amendment consists of 20 separate sections, each of which is described below:

Section 1. Section 1 clarifies the definition of the “Shooting Range, Indoor” use by indicating the use is only available in Forsyth County.

Section 2. This section amends the definition of streets for the purpose of determining setbacks. Private streets which serve office, commercial, industrial, utility, and institutional uses which are located on the same zoning lot, and private access easements on commercial, office, industrial, utility, and institutional use sites recorded solely to provide cross-parcel access between zoning lots are exempt from the setback requirements which would otherwise affect these streets. This change would allow buildings within developments consisting of multiple zoning lots to be placed closer to each other to achieve an urban form.

Section 3. Section 3 clarifies the definition for a bona fide farm by explaining that only farm use structures and activities taking place on a bona fide farm are exempt from local zoning regulations.

Section 4. Section 4 makes a correction to the use “Services, Business A” in the permitted use table which previously was listed as “Service, Business A”.

Section 5. This section adds the use “Building Contractors, General” to the uses permitted with a zoning permit in the MU-S district. The more intense use “Building Contractors, Heavy” is already allowed with a zoning permit in the MU-S district, and as such staff believes it was an oversight that this use was not included in the permitted uses for the district.

Section 6. This section removes the use “Shooting Range, Indoor” from the permitted use table for the Winston-Salem zoning jurisdiction. While this use has been included in the UDO since its adoption, the City Code prohibits shooting ranges inside the city limits. This UDO change clarifies that shooting ranges are not allowed inside the city limits.

Section 7. Section 7 adds the use “School, Vocational or Professional” to the uses permitted with a zoning permit in the GI zoning district. This use is currently allowed in the CI and LI zoning districts with a zoning permit and staff believes extending this use to the GI zoning district would be beneficial. This change would allow for vocational training opportunities in the same location as manufacturing or other industrial operations which are zoned GI.

Section 8. This section prohibits the installation of manufactured homes built prior to 1976 in Winston-Salem and Forsyth County. HUD labeling of manufactured homes began in 1976, and any manufactured home built prior to this date relies on VIN verification to determine whether a unit is a class C or class D home. This is nearly impossible to do, and this ordinance change would allow for easier enforcement for the Inspections Division. As with Class D homes, lawfully existing manufactured homes built prior to 1976 may remain in their current location indefinitely. If these homes are removed, however, they may not be replaced on sites within the city or county.

Section 9. This section clarifies the signage requirements for home occupations. In keeping with the purpose of home occupations, which must have minimal impact on their residential context, illuminated and neon signs visible from the exterior of buildings containing home occupations are prohibited.

Section 10. Section 10 clarifies regulations for the front yard requirements of double frontage lots. Currently, double frontage lots are required to provide a front yard abutting each fronting street. This new provision would remove the requirement for a front yard for the second frontage street which does not provide access, such as an interstate, expressway, or other controlled access highway. Additionally, this exception would apply to roads that will not be issued driveway permits.

Section 11. This section makes several minor changes to the on-premises sign regulations for the Winston-Salem zoning jurisdiction which have been requested by the City/County Inspections Division. First, this section prohibits the use of neon or illuminated signs which are visible from the exterior of buildings containing home occupations (See Section 9 above). Second, this section expands the ordinance language for temporary special event signage for non-profit organizations to include educational and governmental uses. It was the intent of this ordinance provision to allow temporary special event signage for educational and governmental uses, and this change make that intent clear. This section also clarifies that signs inside of buildings are not regulated by this ordinance, except where otherwise prohibited. Lastly, this section clarifies that an electronic time, date, and temperature sign is not allowed to display any other information unless it is part of an electronic message board sign.

Section 12. Section 12 amends the fifty foot property line setback requirements for air handling machinery, dumpsters, compressors and water coolers used in conjunction with nonresidential uses where these uses are adjacent to residential uses or residentially zoned land. This ordinance

change removes this requirement in situations where residential and nonresidential uses are located on the same zoning lot or in the same building as part of a mixed-use or combined use development.

Sections 13, 14, 15, 16, and 17. These sections remove the Corporate Park Industrial (CPI) zoning district from the UDO. This zoning district has been in the ordinance since its adoption in 1995, yet has never been used. Staff believes better tools exist for accommodating industrial park development, and recommends the removal of this district.

Section 18. This section adds requirements for the PB zoning district to the “Other Dimensional Requirements” table, Table B.3.4. This table summarizes requirements for minimum lot size and width, minimum setbacks, maximum building height, and maximum impervious coverage.

Section 19. Section 19 clarifies the advertising requirements of the UDO for zoning map and text changes. Currently, two sections of the UDO which refer to advertising requirements are in conflict with each other. One section indicates that advertising must occur once in a newspaper of general circulation in the adopting jurisdiction at least ten days prior to a public hearing, while the other indicates advertising must happen twice. The actual ordinance requirement is that advertising must occur only once, and this section remedies corrects the conflicting language.

RECOMMENDATION

APPROVAL

Kirk Ericson presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning text amendment.

SECOND: Jerry Clark

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning

UDO-185
AN ORDINANCE PROPOSED BY CITY-COUNTY PLANNING STAFF
AMENDING AND CLARIFYING VARIOUS PROVISIONS
OF THE *UNIFIED DEVELOPMENT ORDINANCES*

Be it ordained by the City Council of the City of Winston-Salem, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter A, Article II - Definitions is hereby amended as follows:

SHOOTING RANGE, INDOOR (F). An enclosed facility used for the discharge of firearms at targets.

Section 2. Chapter A, Article II - Definitions is hereby amended as follows:

STREET. A public right-of-way or private easement which affords traffic circulation and a means of access to abutting property. Exempt from this definition for the purposes of setbacks are private streets which serve duplex or multifamily residential units that are located on the same zoning lot or twin home, townhouse or urban residential units that are located in developments that have common open space areas owned by the same homeowners association. Also exempt from this definition for the purposes of setbacks are private streets which serve office, commercial, industrial, utility, and institutional uses which are located on the same zoning lot, and private access easements on commercial, office, industrial, utility, and institutional use sites recorded solely to provide cross-parcel access between zoning lots. The term *street* includes road, avenue, place, way, drive, lane, boulevard, highway, and any facility principally designed for motor vehicle traffic, except an alley or an easement solely for utilities or pedestrians.

Section 3. Chapter A, Article II - Definitions is hereby amended as follows:

FARM, BONA FIDE (F). Any parcel of land containing at least three (3) acres which is used in the raising of agricultural, dairy, or forest products, or livestock, poultry, or fur-bearing animals. (Any farm use activities and structures of a bona fide farm are and which is exempt from any local zoning regulations.) (F)

Section 4. Chapter B, Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

2-4 PERMITTED USES

2-4.1 TABLE B.2.6

Table B.2.6 displays the principal uses allowed in each zoning district and references use conditions. Table B.2.6 should be read in conjunction with the definitions of principal uses and other terms in Section A.2. Land, buildings, and structures shall only be used in accordance with the districts shown on the *Official Zoning Maps*, and subject to all requirements and conditions specified in this Ordinance.

Said table is amended by modifying the use “Service, Business A” under the Business and Personal Services heading to read “Services, Business A”.

Section 5. Chapter B, Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

Table B.2.6 is further amended by adding a “Z” under the use “Building Contractors, General” under the Business and Personal Services heading for the MU-S zoning district.

Section 6. Chapter B, Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

Table B.2.6 is further amended by deleting the entire row “~~Shooting Range, Indoor (W)~~”.

Section 7. Chapter B, Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

Table B.2.6 is further amended by adding a “Z” Under the use “School, Vocational or Professional” under the Institutional and Public Uses heading for the GI zoning district.

Section 8. Chapter B, Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

2-5 USE CONDITIONS

2-5.47 MANUFACTURED HOME, CLASS B OR CLASS C

(A) Set Up

Each Class B or Class C manufactured home shall be set up in accordance with the standards established by the North Carolina Department of Insurance.

(B) Skirting

Each Class B or Class C manufactured home shall have skirting installed in accordance with the following requirements:

- (1) Material.** Skirting shall be of noncombustible material or material that will not support combustion. Skirting material shall be durable and suitable for exterior exposures.
- (2) Wood Framing.** Any wood framing used to support the skirting shall be of approved moisture resistant treated wood.
- (3) Venting.** The skirting shall be vented in accordance with State requirements.
- (4) Installation.** Skirting manufactured specifically for this purpose shall be installed in accordance with the manufacturer's specifications.
- (5) Maintenance.** Skirting shall be properly maintained.

(C) **Previously Approved Class B or C Manufactured Home**

Any Class B or C manufactured home permitted through the Board of Adjustment prior to the effective date of this Ordinance, but which is no longer permitted under Table B.2.6, may request a renewal of the permit from the Board of Adjustment according to Section B.6-1.4(A).

(D) **Occupancy**

No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days.

(E) **Manufactured Homes Built Prior to 1976.** The installation of manufactured homes built prior to 1976 is prohibited. Manufactured homes built prior to 1976 lawfully existing at the time of adoption of this Ordinance may remain, but may not be replaced with models built prior to 1976 if removed.

Section 9. Chapter B, Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

2-6 ACCESSORY USES

2-6.4 USES WHICH MAY ONLY BE ACCESSORY TO PRINCIPAL USES

(D) **Home Occupation**

(3) **Conditions.** The following conditions apply to home occupations.

(g) Signs. No sign announcing the presence of a home occupation shall be permitted other than one ~~non-illuminated~~ occupancy sign not more than one hundred forty-four (144) square inches in area. Additionally, the use of neon or illuminated signs which are visible from the exterior of buildings containing home occupations, including signs inside buildings, shall be prohibited.

Section 10. Chapter B, Article III - Other Development Standards is hereby amended as follows:

3-1.2 SUPPLEMENTARY DIMENSIONAL REQUIREMENTS

(L) **Double Frontage Lots**

Double frontage lots shall provide a front yard abutting each fronting street, in the depth as required in the applicable district, except where the second frontage is on a street without any access such as an interstate, expressway, or other controlled access highway or roadway, or any road that will not be issued a driveway permit by local or state officials.

Section 11. Chapter B, Article III - Other Development Standards is hereby amended as follows:

3-2.1 SIGN REGULATIONS (W)

- (E) **Signs Allowed in Any District Without a Zoning Permit.** The following signs or uses of signs which meet the additional provisions of this Section are permitted in any zoning district, unless otherwise specified, with no zoning permit required:
- (1) **Local, State, National, Corporate, and Organizational Flags.** Local, state, and national flags shall have no size limitations. Additionally, one (1) corporate logo flag or organizational flag may exist on premises where an American Flag is flown. A corporate logo or organizational flag shall be no larger than the American Flag with which it is flown.
 - (2) **Government Approved Signs.** A sign required by law; emergency, safety, warning, or traffic sign; or a sign installed by, at the direction of or with the approval of a governmental authority shall have no size requirements. Such signs include signs approved by a governmental authority which promote special points of interest and events, including but not limited to decorative banners in conformance with Section 70-14 of the City of Winston-Salem Code.
 - (3) **Historical Marker.** A historical marker erected or placed by a historical nonprofit corporation, the Forsyth County Historic Resources Commission or other governmental authority with a maximum area of twelve (12) square feet.
 - (4) **Church Directional Signs.** A sign in conformance with Article IV, Section 70-101 of the Code of Ordinances for the City of Winston-Salem.
 - (5) **Gasoline Pump, Automatic Teller, and Vending Machine Sign.** A sign that displays prices or the name, trademark or logo of the company or brand it advertises provided the sign is an integral part of the permitted gasoline pump, automatic teller or vending machine.
 - (6) **Menu Board at Fast Food Restaurant.** A menu board for a permitted restaurant with drive-through service shall be located in such a way as to be viewed from a designated drive-through lane and not located within the required front, side, or rear yard. In no case shall a menu board exceed thirty two (32) square feet in area.
 - (7) **Vehicular Entrance and Exit Signs.** One (1) vehicular entrance and one (1) vehicular exit sign containing a maximum of six (6) square feet each and a maximum height of three (3) feet shall be permitted per driveway. Vehicular entrance and exit signs shall contain no commercial content other than a symbol, name or logo of the establishment it serves.
 - (8) **Incidental Sign.** Such on-premises signs include, but are not limited to, pedestrian entrance and exit signs, building numbers and addresses, private parking signs, no trespassing signs or dangerous animal signs. An incidental sign shall contain a maximum of twelve (12) square feet, be a maximum of six (6) feet in height, and shall contain no commercial content other than a symbol, name or logo of the establishment it serves.

- (9) **Information, Direction, and Identification Signs.** Information, direction, and identification signs installed by or at the direction of a governmental authority or with its approval shall be allowed. Such sign shall have a maximum area of thirty six (36) square feet and a maximum height of six (6) feet except where health, safety and welfare issues require increased sign height, and shall contain no commercial content other than a symbol, name or logo of the establishment it serves. Any symbol, name, or logo shall not comprise more than twenty (20) percent of the sign area of the Information, Direction, and Identification Sign it is associated with.
- (10) **Home Occupation sign.** An on-premises home occupation sign shall be limited to one (1) sign per dwelling unit or principal use, and shall not exceed one (1) square foot in area. Additionally, the use of neon or illuminated signs which are visible from the exterior of buildings containing home occupations, including signs inside buildings, shall be prohibited.
- (11) **Sandwich Board Sign.** A sandwich board sign shall meet the following provisions:
- (a) The sign shall be used in conjunction with a non-residential use within the CB, PB, NB, and MU-S Districts where the sidewalk is wide enough to allow for at least five (5) feet of width for unrestricted pedestrian movement with the sandwich board sign in place and as per City code requirements.
 - (b) One (1) sandwich board sign per principal use shall be permitted. A sandwich board sign shall not exceed eight (8) square feet in area and four (4) feet in height.
 - (c) The sign shall be moveable and shall not be illuminated or permanently attached to the building, sidewalk, street furniture, other signs, street trees, landscaping, utility poles or other appurtenances.
- (12) **Construction, Development, and Lender Sign.** Construction, Development, and Lender Signs will be permitted one temporary on-premises sign per development under construction, not to exceed thirty two (32) square feet in area and ten (10) feet in height for developments of five (5) acres or less and sixty four (64) square feet for developments of more than five (5) acres. Developments of five (5) acres or more with five hundred (500) feet or more of linear frontage shall be permitted an additional on-premises sign of the same dimensions. Construction and Development signs shall not be illuminated.
- (13) **Real Estate Sign.** An on-premises real estate sign for properties smaller than two (2) acres in the YR, AG, MH, RS and RM Districts shall have a maximum area of six (6) square feet. A sign in the YR, AG, MH, RS, and RM Districts for properties two (2) acres or more in size shall have a maximum area of thirty two (32) square feet in area and ten (10) feet in height. In all other districts, on-premises real estate signs shall not exceed thirty two (32) square feet in area and ten (10) feet in height.

Lead-in (directional) off-premises real estate signs are permitted from Friday noon to Monday noon. Real Estate signs shall not be illuminated.

- (14) **Builder Sign.** An on-premises sign indicating the builder(s) of individual residential units, either within the context of a larger development project or as an individually constructed unit, shall be permitted. A Builder Sign shall have a maximum area of six (6) square feet and a maximum height of six (6) feet in all zoning districts. A Builder Sign shall be removed upon sale of the property it is associated with.
- (15) **Agricultural Sign.** A maximum of two (2) off-premises directional signs are permitted for agricultural produce grown and sold on the premises.
- (16) **Political Sign.** A political sign shall not exceed two (2) square feet in size. Within the City of Winston-Salem, additional provisions of Section 38-25 of the Code of Ordinances of the City of Winston-Salem shall apply.
- (17) **Yard Sale Sign.** An on-premises sign advertising a yard or garage sale shall not exceed two (2) square feet in size and shall be limited to one (1) sign per lot. Such signs may be erected seven (7) days prior to the event and shall be removed within two (2) days after the event. Lead-in (directional) off-premises yard sale signs are permitted from Friday noon to Monday noon.
- (18) **On-premises temporary special event signs or banners for religious, charitable, civic, educational, fraternal, governmental, or similar non-profit organizations.** Temporary signage for the previously stated groups is allowed provided:
- (a) No more than one (1) sign per street frontage shall be permitted per event.
 - (b) The sign/banner shall be located on the property on which the event will occur.
 - (c) The sign/banner shall be erected no sooner than fourteen (14) days before and removed three (3) days after the event.
 - (d) A period of no fewer than seven (7) days shall exist between the removal of one sign/banner and the installation of another.
 - (e) The specific date or time period of the event being advertised shall be present on the sign/banner.
- (19) **Signs Inside Buildings.** Signs, including Electronic Message Board Signs, located inside buildings which are visible through doors or windows shall not be regulated by this ordinance, except for signs prohibited by Section B.3-2.1(D).
- (F) **Signs Allowed *With a Zoning Permit.*** The following signs are allowed with a zoning permit in any zoning district where the specified uses are permitted.

- (1) **Electronic Time, Date, Temperature Sign.** An electronic time, date and temperature sign may be applied to a freestanding or attached sign of any permitted nonresidential use. An electronic time, date, and temperature sign shall ~~not~~ be included in the calculation of total sign area

permitted for freestanding and attached signs. Electronic time, date and temperature signs shall not display any image, text or graphic other than the time, date and temperature if separate from an Electronic Message Board sign.

Section 12. Chapter B, Article III - Other Development Standards is hereby amended as follows:

3-11 OTHER STANDARDS

3-11.2 NOISE

All air handling machinery, dumpsters, compressors or water coolers for nonresidential uses shall be set back a minimum distance of fifty (50) feet from any property line adjacent to residential uses or residentially zoned land. This setback requirement shall not apply for such equipment used in conjunction with a mixed-use development or a combined use, as defined in this ordinance, located within the same building or on the same zoning lot but shall apply to these uses as they relate to adjacent residential uses or residentially zoned land.

Section 13. Chapter B - Zoning Ordinance Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

2-1.4 INDUSTRIAL ZONING DISTRICTS - PURPOSE STATEMENTS AND REGULATIONS

The following industrial districts are established:

Table B.2.3
Industrial Zoning Districts

Symbol	District Name
LI LI-S	Limited Industrial Limited Industrial - Special
CPI CPI-S	Corporate Park Industrial Corporate Park Industrial – Special
GI GI-S	General Industrial General Industrial – Special
CI CI-S	Central Industrial Central Industrial – Special

(B) ~~CPI Corporate Park Industrial District~~ Reserved

(1) — Purpose. ~~The CPI District is intended to accommodate a wide range of assembling, fabricating, and light manufacturing activities, and such ancillary industrial activities as warehousing and distribution. Commercial uses are also permitted accessory to industrial development. The district is established to provide locations for industrial development which have little or no impact on adjoining properties. The district is intended for application in GMAs 2, 3, 4, Metro Activity Centers, and other large sites with direct access to thoroughfares, which are included in the inventory of prime industrial sites referenced in Legacy.~~

(2) — General Dimensional Requirements — CPI.

Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks ⁺				Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
CPI	<u> </u> ²	<u>150</u> ²	<u>30</u>	<u>40</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>70</u>	<u>70</u>

1. ~~Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), YR, AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.~~
2. ~~For outparcels with internal access to the property provided, the minimum lot size is twenty thousand (20,000) square feet; the required minimum lot width is reduced to one hundred (100) feet; and the interior rear and side yard requirements are deleted, except that any side yard provided adjacent to an interior lot line shall not be less than twelve (12) feet. Negative access along external roads must be provided and on record.~~

(3) — Supplementary District Requirements.

- (a) ~~Limited Commercial Uses Allowed.~~ Commercial uses permitted in the LO and LB Districts are permitted in the CPI District and limited to fifteen percent (15%) of the total building square footage of the zoning lot.
- (b) ~~Bufferyard.~~ A minimum forty (40) foot wide type IV bufferyard shall be required wherever the CPI District abuts RM or RS Districts, as required in Section B.3-5.
- (c) ~~Size.~~ CPI Districts shall equal thirty (30) acres or more of contiguous area with a minimum of two hundred (200) feet of frontage along a major or minor thoroughfare.
- (d) ~~Driveway Access.~~ Driveway access to public streets shall be a minimum of two hundred (200) feet apart.
- (e) ~~Vehicular Access.~~ Vehicular access onto a major or minor thoroughfare or onto a road improved to necessary standards as determined by the Director of Public Works for the City of Winston-Salem or the North Carolina Department of Transportation.

Section 14. Chapter B, Article III - Other Development Standards is hereby amended as follows:

Table B.3.2

Nonresidential Districts General Dimensional Requirements ^{1,2}

Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks ⁸				Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
NO	6,000	65	--	20	25	7	20	60	40
LO	10,000	100	--	20	20	5	20	75	40
CPO	--	250 ⁴	10	60	40	40	40	80	60/unlimited ³
GO	10,000	75	--	20	--	--	20	80 ⁵	60/unlimited ³
NB	6,000	65	--	10	25	7	20	60	40
PB ¹⁰	--	--	--	--	--	--	--	--	60
LB	10,000	100	--	20	5	0.5/12 ⁶	20	75	40
NSB	--	250 ⁴	4	40	40	40	20	75	40
HB	20,000	100	--	40	20	0.5/12 ⁶	20	85	60
GB	10,000	75	--	20	--	--	20	--	60/unlimited ³
CB	--	--	--	--	--	--	--	--	--
MRB-S ⁹	--	--	10	40	20	0.5/12 ⁶	20	85	60
LI	10,000	100	--	20	20	0.5/12 ⁶	20	90	70/unlimited ³
CPI	--	150⁴	30	40	20	20	20	70	70
GI	43,560	150	5	40	20	0.5/12 ⁶	20	--	70/unlimited ³
CI	--	--	--	--	--	--	--	--	--
IP	10,000	65	--	25	10	5	20	60	60
C	20,000	100	20	20	20	20	20	70 ⁷	40/75 or 60/unlimited ³
MU-S	--	--	--	--	--	--	--	--	--

1. These dimensional requirements are subject to additional provisions in Section B.3-1.2; Section B.2-5; Section B.2-1; Section B.3-4; Section B.3-5; and Section B.3-8.
2. Larger lot width, depth, or area may be required by the Public Health Department for the installation of septic systems.
3. Certain districts have an option for height (e.g., 60/unlimited). The first number indicates the maximum height allowed at the minimum setback required adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Heights may be increased according to the provisions of Sections B.3-1.2(D) and (E). Height limits for the C District vary per GMAs; see Section B.2-1.5(B)(2).
4. Minimum area and width requirements may be reduced for the CPO, ~~and NSB, and CPI~~ Districts under the respective subsections of Section B.2-1.
5. The eighty percent (80%) limit applies only in GMA 3, per Section B.2-1.3(D).
6. Side yards are not required, however any side yard provided adjacent to an interior lot line shall be not less than twelve (12) feet in width. A space less than six (6) inches in width between an interior lot line and a building wall shall not be regarded as a side yard.
7. The seventy percent (70%) limit does not apply to GMAs 1 and 2, per Section B.2-1.5(B)(2).
8. Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), YR, AG, or H District with no intervening street or highway, the lot in the

NOTE: Items to be deleted are indicated with a ~~strikeout~~; items to be added are indicated with an underscore.
UDO-185 March 2008

- nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.
9. **(W)** Section B.3-12.1 shall apply to all development done within the MRB-S District and shall be reflected in the site plan required as part of the rezoning application.
 10. Whenever a residential use in the PB Zoning District shares a side yard boundary line with a lot in a residential district, the requirements of Section B.3-1.2(J)(2) shall apply.

Section 15. Chapter B, Article III - Other Development Standards is hereby amended as follows:

3-5.2 DETERMINATION OF BUFFERYARD

(A) Procedure

The type of bufferyard required shall be determined as follows:

- (1) Identify the Zoning Type for the Proposed Project and all adjacent properties, excluding properties across a public right-of-way. The zoning types are defined as follows for the purposes of this section only.
 - (a) Single Family Residential (SFR) Zoning Types. Single family residential zoning types include the H, YR, AG, all RS Districts (including RSQ).
 - (b) Multifamily Residential (MFR) Zoning Types. Multifamily residential zoning types include all RM Districts and the MH District where a manufactured housing development is involved.
 - (c) Low Intensity Commercial (LIC) Zoning Types. Low intensity commercial zoning types include the LO, PB, LB, IP, and C Districts.
 - (d) High Intensity Commercial (HIC) Zoning Types. High intensity commercial zoning types include the CPO, GO, NSB, HB, GB, CB, and MU-S Districts.
 - (e) Industrial (IND) Zoning Types. Industrial zoning types include the LI, ~~CPI~~, GI, and CI Districts and certain uses which require outdoor storage, have high trip generation rates, or have the potential for nuisance to adjacent properties due to noise, light and glare, or typical hours of operations. The following list of specific uses identified in Table B.2.6 shall be classified as industrial zoning types for bufferyard purposes.
 - (i) Banking and Financial Services, with Drive-Through Facilities;
 - (ii) Car Wash;
 - (iii) Convenience Store with Gasoline Sales;
 - (iv) Implement Sales and Service;
 - (v) Kennels, Outdoor (F) (See Section B.2-5.39.1(B));
 - (vi) Outdoor Display Retail;
 - (vii) Motor Vehicle Repair and Maintenance;
 - (viii) Motor Vehicle Storage Yard;
 - (ix) Outdoor Display Retail;
 - (x) Recreational Vehicle Park;
 - (xi) Recreation Services, Outdoor;
 - (xii) Restaurants (With Drive-Through Service);

- (xiii) Storage and Salvage Yard; and,
- (xiv) Dirt Storage Sites (See Section B.2-5.27(E)).

Section 16. Chapter B, Article II - Zoning Districts, *Official Zoning Maps*, and Uses is hereby amended as follows:

2-4 PERMITTED USES

2-4.1 TABLE B.2.6

Table B.2.6 displays the principal uses allowed in each zoning district and references use conditions. Table B.2.6 should be read in conjunction with the definitions of principal uses and other terms in Section A.2. Land, buildings, and structures shall only be used in accordance with the districts shown on the *Official Zoning Maps*, and subject to all requirements and conditions specified in this Ordinance.

Said table is amended by deleting the entire “~~CPI~~” column representing the Corporate Park Industrial Zoning District.

Section 17. Chapter B, Article III - Other Development Standards is hereby amended as follows:

3-2.1 SIGN REGULATIONS (W)

TABLE B.3.6 On-premises Freestanding Sign Provisions						
Zoning Districts ^(c)	Uses (as listed in UDO Table B.2.6 Permitted Use Table)	Maximum Height (feet)	Maximum Area (square ft)		Maximum Number of Signs Per Street Frontage	
					<300 ft	> 300 ft
NSB, HB, GB, LI, CPI , GI, C, MRB-S	All permitted uses ^(a)	15	75		1	2 ^{(d)(g)(h)}
LB, CI, GO, CPO, IP	All permitted uses ^(a)	8	50		1	2 ^{(d)(g)(h)(i)}
LO, CB, PB	All permitted uses ^(a)	6	36		1	2 ^{(d)(h)(i)}
NB ^(e)	All permitted uses ^(a)	6	Total freestanding and attached signs: 8 in GMA 1, 2, 3 18 in GMA 4 or 5		1	1
NO ^(e)	All permitted uses ^(a)	6	Total freestanding and attached signs: 8		1	1
MU-S ^(b)	All permitted uses ^{(a)(b)}	(b)	(b)		(b)	(b)
All RS and RM Districts, MH, YR, AG ^(e)	<ul style="list-style-type: none"> • Church or Religious Institution, Community or 	6	Lot frontage < 100 ft	Lot frontage ≥ 100 ft	1	2 ^(d)

NOTE: Items to be deleted are indicated with a ~~strikeout~~; items to be added are indicated with an underscore.
UDO-185 March 2008

	Neighborhood		36	50		
	<ul style="list-style-type: none"> School, Private or Public 					
	All Recreational Uses	6	36		1	2 ^(d)
	<ul style="list-style-type: none"> Residential Subdivision Multifamily Development Planned Residential Development Manufactured Housing Dev. Congregate Care Facility Life-care Community 	6	36		2 Signs at each principal entrance, not to exceed 2 per street frontage ^(f)	
	All individual residential uses	X	X		X	X
	All other permitted uses	6	18		1	1

TABLE B.3.6b			
On-premises Attached Sign Provisions			
Zoning Districts	Uses - as listed in UDO Table B.2.6 Permitted Uses	Maximum Area (square feet) (a)(b)(c)(d)(e)	Conditions (d)(e)
RS, RM, MH, YR, AG	Individual residential units or manufactured homes	X	X
	All other residential uses and nonresidential uses	5% of wall	Internally illuminated signs are prohibited. Only one freestanding or attached sign is permitted.
NO	All permitted uses	total for freestanding and attached signs = 8	Internally illuminated signs are prohibited
NB	All permitted uses	total for freestanding and attached signs = 8, GMA 1,2,3 18, GMA 4,5	Internally illuminated signs are prohibited
LO, GO, CPO, IP	All permitted uses	10% of wall	Theater, Recreational Services, Indoor, Limited to SIC 792 (Theatrical Producers), Stadium, Coliseum, and Exhibition Building. A Theater, Stadium, Coliseum, or Exhibition Building may apply a changeable copy and/or an electronic message sign to a freestanding and/or attached sign, with the total area of freestanding and attached changeable copy and/or electronic message signage not to exceed two hundred (200) square feet.
PB, LB, CB, HB, GB, NSB LI, CPI , GI, CI, C, MRB-S	All permitted uses	15% of wall	
MU-S	All permitted uses	individual basis	Individual basis

NOTE: Items to be deleted are indicated with a ~~strikeout~~; items to be added are indicated with an underscore.
UDO-185 March 2008

3-2.1 SIGN REGULATIONS (F)

(E) On-Premises Signs - Ground Signs, Projecting Signs

(3) Sign Measurement.

- (a) Area Calculation. Sign area shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof, which will encompass the entire advertising copy excluding architectural embellishments or structural supports. Any such measurements shall be taken on only one face of the sign; however, informational or advertising matter may be displayed on both faces of any permitted sign.
- (b) Maximum Sign Area. The maximum sign area of ground (on-premises) and projecting signs shall be limited in area to two and a half (2.5) square feet of sign area per linear foot of lot frontage for each type of sign with the following maximums:
 - (i) In the HB, LI, GI, and NSB Districts, sign size shall be limited to one hundred fifty (150) square feet;
 - (ii) In the LB, PB, GB, CI, CPO, ~~CPI~~, C, and MU-S Districts, sign size shall be limited to seventy-five (75) square feet, except that in the LB District in GMAs 4 and 5, sign size shall be limited to thirty-six (36) square feet;
 - (iii) In the CB District, no projecting signs are allowed and ground signs are limited to a maximum of fifty (50) square feet;
 - (iv) In the GO, LO and IP Districts, sign size shall be limited to thirty-six (36) square feet;
 - (v) In the NO District, sign size shall be limited to eight (8) square feet;
 - (vi) In the NB District, sign size shall be limited to four (4) square feet;
 - (vii) In any RM District, sign size shall be limited to eighteen (18) square feet; and

Table B.3.6
Permitted Districts for Signs

	R M	N O	L O	C P O	G O	N B	P B	L B	N S B	H B	G B	C B	L I	€ P ↓	G I	C I	I P	C	M U S
Off-Premises Signs																			
Ground Sign										Z			Z		Z	Z			
On-Premises Signs																			
Ground Sign	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Awning		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Projecting Sign	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z	Z	Z
Roof Sign			Z	Z	Z		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Wall Sign	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z

Z = Districts in which signs permitted; zoning permit required.

Section 18. Chapter B, Article III - Other Development Standards is hereby amended as follows:

Table B.3.4

Other Dimensional Requirements¹

Zoning District	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)	Front (ft)	Rear (ft)	Side				
					One Side (ft)	Combined (ft)	Street (ft)		
Single Family Residences in NO, NB, PB and MU-S Districts									
NO, NB	6,000	50	20	10	5	15	20	70	40
PB ²	--	--	--	--	--	--	--	--	--
MU-S	--	--	--	--	--	--	--	--	--
Duplexes in MU-S, PB and NO Districts									
MU-S	--	--	--	--	--	--	--	--	--
PB ²	--	--	--	--	--	--	--	--	--
NO	--	--	20	20	10	25	20	--	--
Twin Homes in MU-S, PB and NO Districts									
MU-S	--	--	--	--	--	--	--	--	--
PB ²	--	--	--	--	--	--	--	--	--
NO	--	--	20	20	0	25	20	--	--

NOTE: Items to be deleted are indicated with a ~~strikeout~~; items to be added are indicated with an underscore.
UDO-185 March 2008

Minimum Setbacks									
Multifamily Developments in GB, CB, PB, MU-S, NO, and LO Districts									
GB	20,000	100	20	--	--	--	20	85	60
CB	--	--	--	--	--	--	--	--	--
PB ²	--	--	--	--	--	--	--	--	--
MU-S	--	--	--	--	--	--	--	--	--
NO, LO	--	--	20	20	10	25	20	--	--

1. These dimensional requirements are subject to additional provisions in Section B.3-1.2; Section B.2-5; Section B.2-1; Section B.3-4; Section B.3-5; and Section B.3-8.
2. Whenever a residential use in the PB Zoning District shares a side yard boundary line with a lot in a residential district, the requirements of Section B.3-1.2(J)(2) shall apply.

Section 19. Chapter B, Article VI – Administration and Amendments is hereby amended as follows:

6-2 Ordinance Amendments: Zoning Text and Official Zoning Maps

6-2.1 GENERAL USE DISTRICTS

(A) General Procedures

Proposals to amend, supplement, change, modify, or repeal any of the regulations or the district boundaries established by this Ordinance, or hereafter established, may be initiated by the Elected Body, by the Planning Board, or by petition of any interested person.

- (1) **Petition Submitted.** A petition by an interested person to amend or change the regulations or district boundaries shall be submitted to the Elected Body through and reviewed by the Planning Board which shall consider its merit and make a recommendation to the Elected Body.
- (2) **Public Hearing.** In no case shall final action by the Elected Body be taken amending, changing, supplementing, modifying, or repealing the regulations established by this Ordinance, or changing the district boundaries hereby established until a public hearing has been held by the Elected Body at which parties in interest and citizens shall have an opportunity to be heard.
- (3) **Notice.** A notice of each public hearing shall be given once ~~a week for two (2) successive calendar weeks~~ in a newspaper of general circulation in the adopting jurisdiction, the ~~first~~ publication of said notice being not less than ten (10) days prior to the date fixed for the hearing.

Section 20. This ordinance shall be effective upon adoption.